

The Elegance Studio Pratumnak Pattaya, Bang Lamung, Chonburi



**Address:** not specified

**Description:**

Studio condo unit for sale in The Elegance Cosy Beach Condominium. The asking price is reduced to 2,500,000 THB from 3,864,000 THB.

FOR QUICK SALE: 1,364,000 THB DISCOUNT!!! Do not miss it!

**PAYMENT:**

1st: deposit 180,000 THB at signing contract

2nd: 10 % initial payment after 1-2 days of signing contract included the deposit

3rd: 90% according to the contract maximum 7 days after signing contract

Transfer fee: buyer pays!

About maintenance and communal fees, please, CONTACT US.

**DETAILS OF THE UNIT:**

- 4th floor
- partial sea view
- Studio
- 1 Bathroom
- 42 sq.meter
- completely fully, modern furnished

- ready to move-in
- Beautiful, modern, fitted European kitchen
- Wi-Fi
- Foreign quota with Title Deed!!
- Transfer 50 - 50

About the condominium:

The Elegance Condominium combines a beautiful, modern design with an outstanding location and impeccable quality to provide a very special boutique development. Gorgeous views to the ocean and nearby Koh Larn (island) take one's breath away.

Impressive amenities include a 17 meter rooftop, infinity edge pool, sundeck, gym and underground car-parking.

A premium quality building features double thickness interior walls, high quality double glazed and energy efficient powder coated aluminum windows, Scorpion security doors, Electrolux kitchen appliances and concealed York air-conditioners.

With a selection of architect designed studio, 1, 2, and 3 bedroom units, the Elegance is a wonderful combination of beauty, quality and amenity.

#### FLOORS:

Living Room, Dining Room, Kitchen and Bathroom:

600 mm x 600 mm Ceramic Floor Tiles

Bedrooms: 15 x 210 x 1,100-2,200 mm Ariket Parquet Floor

Balcony: 300 x 600 mm Ceramic Floor Tiles

#### WALLS:

Living Room, Dining Room, Bedrooms and Kitchen:

Plastered masonry walls with paint finish

Bathrooms: 300 x 600 mm Ceramic Wall Tiles

Balcony: Plastered masonry walls with paint finish

#### CEILINGS:

All Ceilings: Gypsum Boards with Paint Finish

#### DOORS:

Entrance, Bedrooms and Bathrooms: Teak veneer with solid timber frames

Hardware: Hafele or equivalent

Balcony: Aluminium door and frames with powder-coated finish

#### WINDOWS:

All locations: Aluminium window and frames with powder-coated finish according to the aluminium faced designer specification with energy efficient glazing system

#### AIR CONDITIONERS:

All locations: Recessed, Split type air - conditioning system in each residential unit.

**CORRIDOR:**

Floors: 600 x 600mm Ceramic Floor Tiles

Walls: Plastered masonry with paint finish

Ceiling: Gypsum boards with paint finish

**BUILT-IN WARDROBES:**

Master Bedroom all locations: Modernform, Starmark or equivalent

**KITCHEN:**

All locations: Fitted wood veneer cabinets

Modernform, Starmark or equivalent, Granite or

Corian countertops, fixtures and appliances

American standard or equivalent

**BATHROOM:**

All locations: Tempered Glass shower enclosures,

Concealed water heaters, fittings and accessories

American standard or equivalent.

**TELEVISION:**

All locations: TV outlets provided in living area and bedrooms with provision for up to two direct lines.

All locations: Provision for PABX (internal calling) linking lobby and reception with residential units.

Common Areas: Wi-Fi internet service

Optional: Multi- function home automation system

**SECURITY ENTRANCE SYSTEM:**

Main Entrance: Magnetic card access control.

**GENERAL:**

**CUSTOM UPGRADES AVAILABLE**

**Facilities:**

- Infinity edge roof top swimming pool
- 24-hour reception service in the ground floor.
- 24-hour maintenance service
- Fully air conditioned, lounge / meeting area
- Optimal construction for noise elimination
- Superb Coffee Shop
- Underground car park
- Fitness room
- Tennis court
- Mini golf course



**Listing type:** for sale  
**Price:** 75250 USD  
**Rooms:** 1  
**Bathrooms:** 1  
**Bedrooms:** 1  
**Listing status:** Active  
**Property type:** Commercial  
**House size:**

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**Built year:** 2016